

## District Three Plan Implementation Committee Meeting Agenda

Monday April 28, 2014

Fresno City Hall, Meeting Room 2060 5:30 pm

1. Call to Order/Roll Call
2. Approval of the Minutes: March 3, 2014
3. Review of Projects

### PROJECT DESCRIPTION AND LOCATION:

**Text Amendment Application No. TA-14-001** was initiated by Fresno City Council Resolution No. 2013-199, dated November 21, 2013, and proposes to amend Chapter 12 of the Fresno Municipal Code, Sections 12-220.3, 12-222.3, 12-231.5, 12-105.P, and 12-306.N.17 relating to payday lending establishments. The Text Amendment to the Zoning Ordinance proposes to define and establish operational and geographical parameters for payday lending establishments. (Staff Planner: Sophia Pagoulatos)

### PROJECT DESCRIPTION AND LOCATION:

**Plan Amendment Application No. A-14-004 and Rezone Application No. R-14-004** were filed by Dirk Poeschel of Poeschel Land Development Services, on behalf of property owner Bill Milam, and pertains to 0.17± acre of property located on the north side of B Street between Amador and San Joaquin Streets. **Plan Amendment Application No. A-14-004** proposes to amend the 2025 Fresno General Plan, Edison Community Plan, and Southwest Fresno General Neighborhood Renewal Area (G.N.R.A.) Plan from the medium-high density residential planned land use designation to the general heavy commercial land use designation. **Rezone Application No. R-14-004** proposes to amend the Official Zone Map to reclassify the subject property from the R-2-A (*Low Density Multiple Family Residential, one story*) zone district to the C-6 (*Heavy Commercial*) zone district classification.

### PROJECT DESCRIPTION AND LOCATION:

**Site Plan Review Application No. S-14-010** was filed by Nicholas DeTorres AIA of Ware Malcomb, on behalf of North Pointe BP LP, and pertains to 4.82 acres of property located on the west side of South Northpointe Drive between East North and East Central Avenues. The applicant proposes the construction of a 94,208 square-foot concrete tilt-up building (Building 4), two loading truck dock wells, and a total of 99 on-site parking stalls. The property is zoned M-3/UGM (*Heavy Industrial/Urban Growth Management*). (Israel Trejo, Planner III, staff analyst)

### PROJECT DESCRIPTION AND LOCATION:

**Vesting Tentative Tract Map No. 6059 (Vesting Map for Condominium purposes), Vesting Tentative Tract Map No. 6060 (Vesting Map for Condominium purposes), and Conditional Use Permit Application No. C-13-137** were filed by Gary Giannetta, on behalf of Granville Homes, Inc., and pertain to 0.35 net acre (Tract 6059) and 1.95 net acres (Tract 6060) of property bounded by Van Ness Avenue, Calaveras, Fulton, and Stanislaus Streets (the "Met Block") in downtown Fresno. The applicant proposes a mixed use development consisting of 19 triplex buildings, one 20-plex building (comprised of 4 connected 5-plex structures), and one mixed use building (comprised of 3 residential units above the ground floor commercial space) for a total 80 residential units on site. The property is zoned C-4 (*Central Trading*).

### PROJECT DESCRIPTION AND LOCATION:

**Text Amendment Application No. TA-14-002** was initiated by City of Fresno Development and Resource Management Department and proposes to amend Chapter 12 of the Fresno Municipal Code, Section 12-4.508-E relating to UGM Fire Stations/UGM Development Restrictions. The Text Amendment to the Zoning Ordinance would allow the Fire Chief to determine if the Fire Department's physical response time is equivalent to running distance. This is now necessary because more tools are available to estimate response time. (Staff Planner: Bruce Barnes)

4. Written or General Communications (Please limit to three minutes)
5. Adjournment

### UPCOMING MEETING DATES

May 19, 2014, 5:30 pm

Questions Regarding this Committee Agenda: Contact Gregory Barfield (559) 621-8000